

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33427 ✓

35/20
39/40

Property Information

property address: 2510 S TEXAS AVE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 11, LOT 5.6
owner name/address: DAVILA, RAY
1900 S COLLEGE AVE
BRYAN, TX 77801-1417
full business name: The Lube Stop
land use category: Comm type of business: Auto Repair
current zoning: C3 occupancy status: DCC
lot area (square feet): 20000 frontage along Texas Avenue (feet): 100
lot depth (feet): 200 sq. footage of building: N/A
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): brick
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) shed
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: electric
overall condition (specify): Avg.
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: ?
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 2x10 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: Avg.
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☒ no
comments: _____

Outside Storage

☐ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

